

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of August 20, 2024

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rutt, Parking Foundation |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Frank Aloise, SCH administrator, SCH Theater Project
Rachael Pritzker, Pritzker Law Group, SCH Theater Project
John Keene, architect
Nagisa Yano, architect
Krista Gebbia
Megan Monaghan
Michael Rufo
Eric T??
Jennifer McHugh
Craig Schelter, LUPZC
Joyce Lenhardt, LUPZC and CHCA Board member
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:02 pm. Intros were made and the process was summarized.

403 W Springfield Ave

•Presentation: Rachael Pritzker began the presentation with a review of the refusal and an overview of the project. An existing entrance addition will be demolished and replaced with a larger entry including new restrooms. Four new parking space and 2 ADA spaces will also be added. The refusal for the RSD 1 property includes three refusals: multiple structures on a property, use not permitted in the district and steep slopes. Architect John Keene continued the presentation. The site plan was shown showing the building's relationship to the campus. The street the building is located on Cherokee Street, Springfield Ave and Valley Green Road (not a legal street). An existing one story cinder block addition will be demolished. The original building will remain. The addition will be a wrap around with a lobby, rest rooms and storage for back stage. The existing plan shows the large stone barn with thick walls. The elevations were shown. Existing windows will be opened. The lobby will have glass walls like a porch for the barn. In addition to glass, there will be new schist, and asphalt siding and standing seam metal roof.

- Committee Comments/Questions: Patricia Cove noted that the building is not designated as historic. It was noted that the building is not on a register. It was probably built c.1884 as part of the Wissahickon Inn. It was used as a carriage house, then sports and now a theater. P Cove noted that signage and lighting should be shown. Craig Schelter noted that the building was used for badminton courts 1970-76. Sam Filippi asked about storm water runoff control, especially as impervious area being added. The additional impervious area is approximately 3000 sq ft. Larry McEwen noted that a storm water management plan was needed. J Landis asked about more parking information in addition to the storm water info. There are 7 new parking spots. Street and campus parking is available. J Landis asked if pervious paving had been considered. It was noted that the new roof seems too shallow for standing seam metal. It was noted that mechanical equipment would be screened. Matt Rutt asked if the new entrance drive would be one way. It will. He also asked about tree removal. The theater has seating for 560 people max. The theater can be reached by walking from campus. There is parking on W Willow Grove. There is parking on Cherokee but not on Valley Green or Springfield. Non-legal parking needs to be controlled.

- Committee/Community Comments/Questions: Rose, a Springfield neighbor, has no objection to the project but asked about trees to be removed and outside lighting on the Springfield. All lighting will be dark sky lighting. There is no new specific lighting on the Springfield side. S Gendler noted that roof seems too shallow for standing seam. J Landis noted that he likes the glass lobby. Solid walls will be brick on Valley Green. L McEwen asked about the decision to use brick instead of schist. Schist was considered. Brick was used as a contrast to the barn. J Landis suggested better elevations for the next meetings. Joyce Lenhardt suggested having precise numbers for occupancy for the next meetings.

- Committee Action: Both HDAC and LUPZC would like to review the project. These meetings need better materials presentation (building and paving), sections, specific tree removals/replacements, any old photos that may be available. HDAC's meeting is September 5 at 6:30 PM. LUPZC's meeting is at 8PM the same night. Anne McNiff asked about the list of near neighbors. It has not yet been received.

Committee Business

- Minutes Approval: It was moved that the May minutes be approved. The motion was seconded and approved.

- Other Business: Term limits for LUPZC needs to be reviewed. The Green Ribbon Trail is going to be extended according to Chris Linn. The proposed apartment building on the former Sunoco station property is still in the courts. The apartments under construction on the other side of the Baptist Church have more setbacks than first proposed. Greylock's continuing hearing with ZBA will resume on August 28. A McNiff will testify.

Adjournment

- The meeting was adjourned at 8:15 PM.